

Web ID AUW4677741

## 2 Bennett Place

*Allenton, Ashburton*



**DEADLINE SALE**  
Closing 4pm, 27 October  
(unless sold prior)

*Local people, local knowledge*

03 308 0027

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## Property plus Position, Perfect!

This beautiful four bedroom home, located in the heart of the sought after Allenton area will impress even the most astute of purchasers.

Perfectly placed on a large section, as well as being incredibly private, there are features here that will keep the whole family happy. Located within a five minute walk to the Allenton Shopping Centre and Allenton Kindergarten and just around the corner from an Early Childhood Centre, and backing on to Allenton School, this property offers the busy modern family all they could ever ask for.

Offering a gorgeous modern kitchen, complete with an extra wide cook top and two ovens, a walk-in pantry, open plan living and dining plus a semi separate lounge, living here is sure to be a breeze.

A ducted heat pump, wall mounted heat pump, gas fire for ambience plus under floor heating in the two tiled bathrooms keep everything toasty here. Combined with the natural light, which completely floods the common areas of this lovely home, extreme comfort abounds.

Four double bedrooms including the master suite with walk-in robe and ensuite, office, stylish decor throughout, great storage, separate laundry, triple car garage, garden shed, thoughtfully designed outdoor entertaining area, the list of property positives could go on and on.

You are probably best to book your own private viewing or attend an open home as soon as you can. There are too many special features to mention here.

You will be impressed!

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## Property Information

Description	Residential
Legal Description	Lot 25 DP 366438
Title	269267
Rateable Value (as at 1 <sup>st</sup> July 2024)	
Improvement Value	\$510,000
Land Value	\$370,000
Capital Value	\$880,000
House Area	268m <sup>2</sup>
Land Area	900m <sup>2</sup>
Bedrooms	4
Bathrooms	2
Garage	3
Approximate Age	2013
Roof	Colorsteel
Cladding	Weatherboard
Window Joinery	Aluminium
Glazing	Double
Insulation	Ceiling, walls
Heating	Gas fire, heat pump, Ducted heat pump

## Rates (as at date of listing)

Ashburton	\$3920.94 pa
ECAN	\$ 509.11 pa
Total	\$ 4430.05 pa

## Chattels

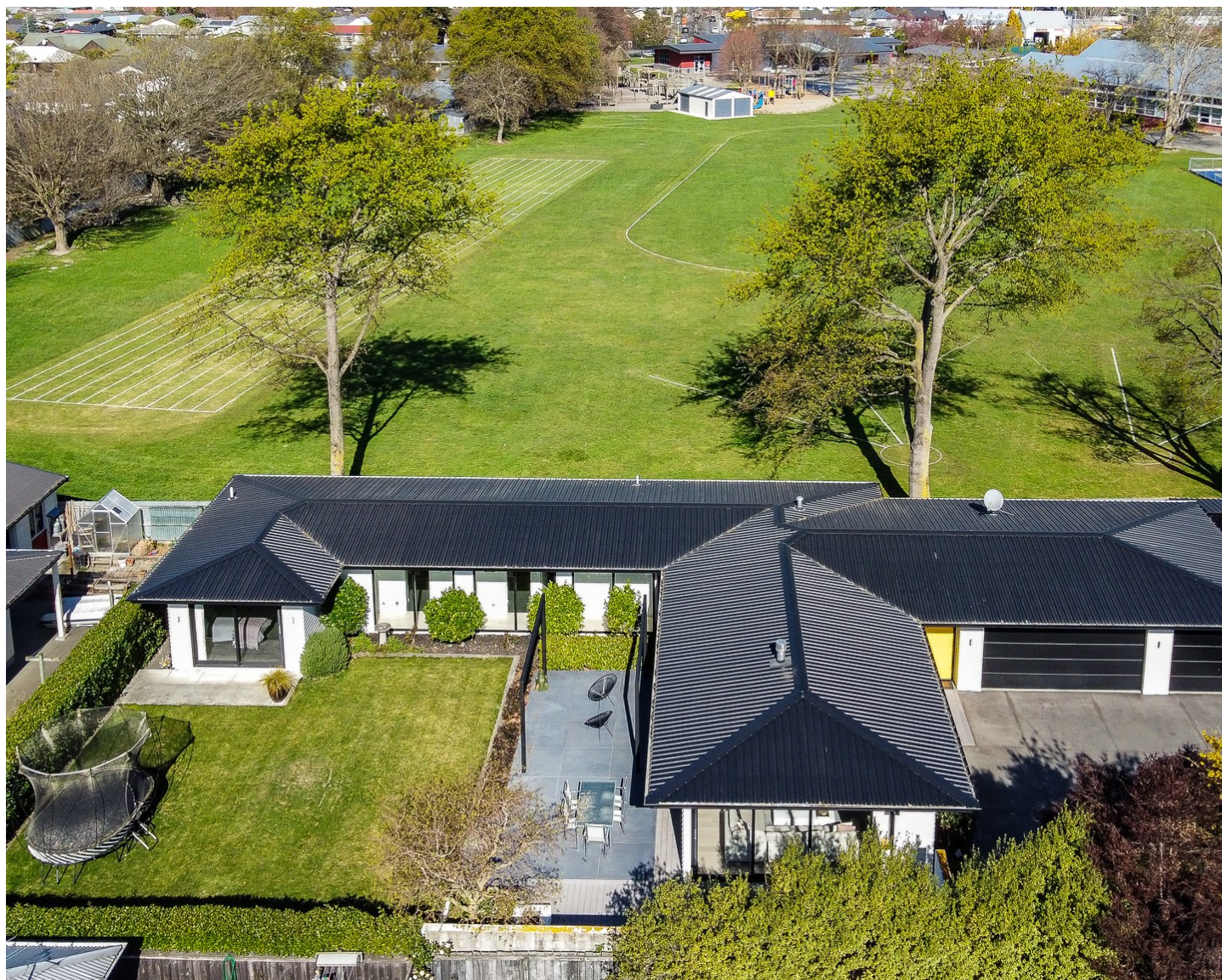
Bathroom extractor fan (x2), bathroom heater (x2), blinds, clothesline, cooktop, curtains, dishwasher, fixed floor coverings, garage door remote control, garden shed, gas fire, heated towel rail, heat pump (x2), light fittings, rangehood, wall oven (x2).

## Additional Information

EQC Claim Status - Sept 2010 to Dec 2011  
No registered claim

Building Permits and Consents  
BC0438/11 New dwelling CCC 30/08/2013





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**Address** 2 Bennett Place, Allenton, Ashburton

**View** By appointment

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While every effort has been taken to ensure the above information is correct, no responsibility is accepted for the accuracy of the whole or any part thereof and interested parties are advised to make their own enquiries and satisfy themselves in all respects.

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